



Highfield Rise, Chester Le Street, DH3 3UY  
2 Bed - Flat  
£79,950

**ROBINSONS**  
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# Highfield Rise

## Chester Le Street, DH3 3UY

Available to purchase with no onward chain, this bright and airy two-bedroom top-floor apartment presents a fantastic opportunity for a wide range of buyers. Located within the traditionally highly sought-after Highfield Rise development, the property has been professionally cleaned and is ready to move into immediately, offering modern living with convenience and style.

The apartment boasts a well-thought-out layout, comprising a secure intercom entry system that leads into a welcoming hallway. The spacious lounge provides an ideal space for relaxation and entertaining, while the kitchen offers storage and workspace. There are two generously sized double bedrooms, perfect for a couple or small family, along with a modern white suite bathroom.

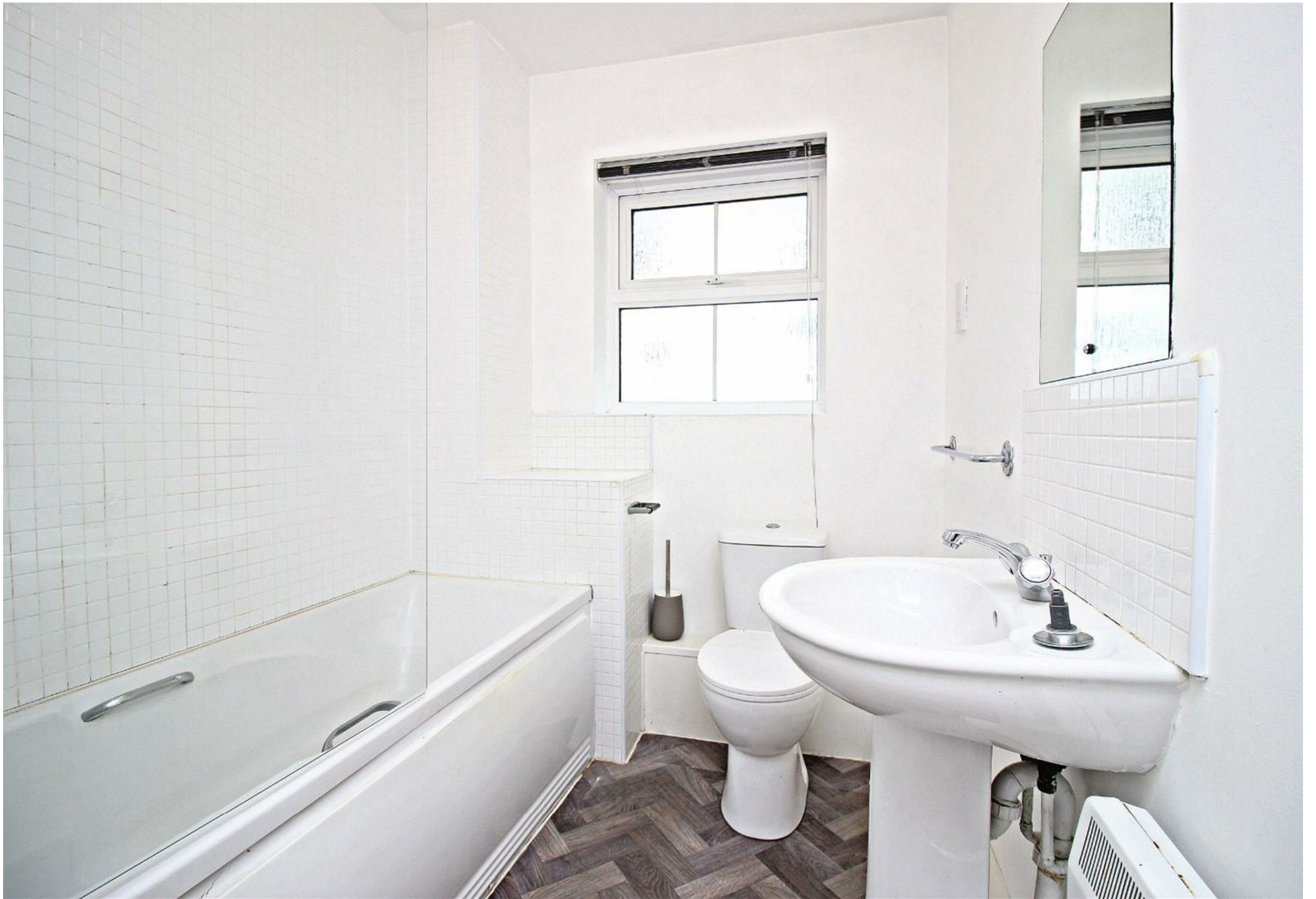
Externally, the property benefits from well-maintained communal gardens, allocated parking, and several visitor parking bays for guests.

Highfield Rise forms part of a popular executive residential area in Chester-le-Street, a historic market town in County Durham. Known for its rich heritage and vibrant community atmosphere, the town offers a perfect blend of semi-rural living with easy access to major urban centres, including Durham and Newcastle upon Tyne.

Chester-le-Street is well-equipped with local amenities, including shops, restaurants, and recreational facilities. Additionally, the town is served by Chester-le-Street train station, which provides regular services to major cities such as Newcastle, Durham, and London. The nearby A1(M) motorway ensures quick access to other regional towns and cities, perfect for commuters.

In our opinion, this property is likely to appeal to a variety of buyers, and we highly recommend arranging an early internal inspection.









### Entrance Lobby

Accessed via secure intercom system.

### Inner Hallway

With radiator and large storage cupboard.

### Lounge

14'11" x 10'3" (4.55 x 3.14)

Light and airy space with uPVC double glazed window to front and radiator.

### Kitchen

9'7" x 6'5" (2.93 x 1.96)

Fitted with a range of attractive modern wall and base units, integrated electric oven with four ring electric hob and extractor over, integrated washing machine, fridge/freezer, radiator, stainless steel sink, tap and drainer unit, tiled splash backs and uPVC double glazed window to rear.

### Bedroom One

10'11" x 10'3" (3.33 x 3.14 )

uPVC double glazed window to front and radiator.

### Bedroom Two

10'1" x 6'8" (3.09 x 2.05)

uPVC double glazed window to rear and radiator.

### Bathroom

6'7" x 5'8" (2.01 x 1.75)

White three piece suite comprising of bath with electric shower over and shower screen, W/C, wash hand basin, part tiled walls and uPVC double glazed opaque window.

### Externally

There are communal gardens and one allocated car parking space. There are also visitor car parking bays.

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Broadband: Basic 14 Mbps, Superfast 80 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Leasehold

Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

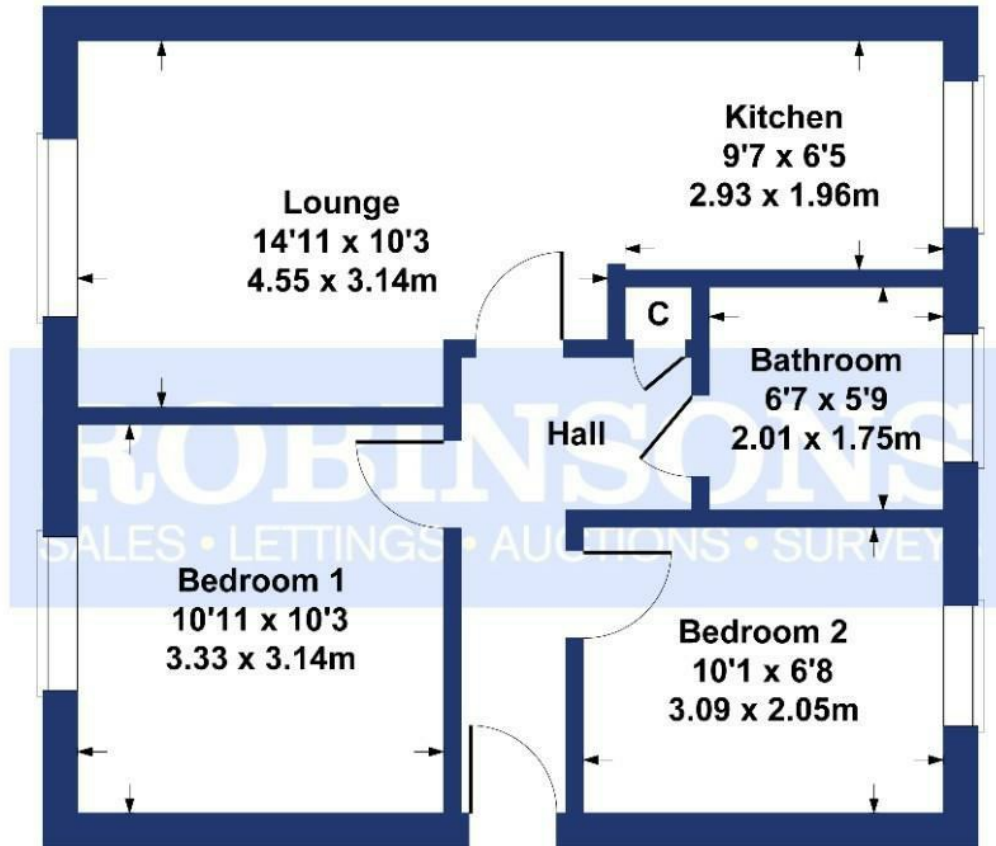
Energy Rating: C

Nb. This property is being sold on behalf of a director of Robinsons.

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

# Highfield Rise

Approximate Gross Internal Area  
529 sq ft - 49 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-81) B			
(69-80) C		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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